019.0	0003	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	838,300 / 838,300
					USE VALUE:	838,300 / 838,300
					ASSESSED:	838,300 / 838,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		PIONEER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MEADOWS SCOTT T & AMY L	
Owner 2:		
Owner 3:		
Street 1:	1 PIONEER ROAD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .15 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1940, having primarily Aluminum Exterior and 2059 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 2 HalfBaths, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6516.000	315,100		523,200	838,300
Total Card	0.150	315,100		523,200	838,300
Total Parcel	0.150	315,100		523,200	838,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 407.10 | /Parcel: 407.10

Legal Description

User Acct: 13960

GIS Ref:

GIS Ref:

Insp Date: 12/16/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 019.0-0003-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	315,100	0	6,516.	523,200	838,300		Year end	12/23/2021
2021	101	FV	306,100	0	6,516.	523,200	829,300		Year End Roll	12/10/2020
2020	101	FV	311,100	0	6,516.	523,200	834,300	834,300	Year End Roll	12/18/2019
2019	101	FV	245,300	0	6,516.	677,000	922,300	922,300	Year End Roll	1/3/2019
2018	101	FV	236,300	0	6,516.	430,800	667,100	667,100	Year End Roll	12/20/2017
2017	101	FV	236,300	0	6,516.	393,900	630,200	630,200	Year End Roll	1/3/2017
2016	101	FV	236,300	0	6,516.	320,000	556,300	556,300	Year End	1/4/2016
2015	101	FV	230,800	0	6,516.	320,000	550,800	550,800	Year End Roll	12/11/2014

!1644!

PRINT

Date	Time
12/29/21	20:20:00

LAST REV

Date	Time
03/29/19	09:42:24
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 1644

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEWIS JANET	1120-22		12/3/1993		262,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/6/2017	231	Solar Pa	1,403	C				

ACTIVITY INFORMATION

Date	Result	By	Name
12/16/2017	Inspected	HS	Hanne S
11/30/2017	TTL REFUSAL	BS	Barbara S
4/9/2009	Meas/Inspect	372	PATRIOT
9/28/1999	Meas/Inspect	263	PATRIOT
10/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	13960
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6516		Sq. Ft.	Site		0	85.	0.94	2									523,160						523,200	

Total AC/HA:	0.14959	Total SF/SM:	6516	Parcel LUC:	101	One Family	Prime NB Desc	KEL/MANOR	Total:	523,160	Spl Credit		Total:	523,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	8 - Brick Veneer	40	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Fair
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:	1	Rating:	Average
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.25904870
Const Adj.:	1.01695836
Adj $ / SQ:	166.452
Other Features:	103022
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	456633
Depreciation:	141556
Depreciated Total:	315077

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

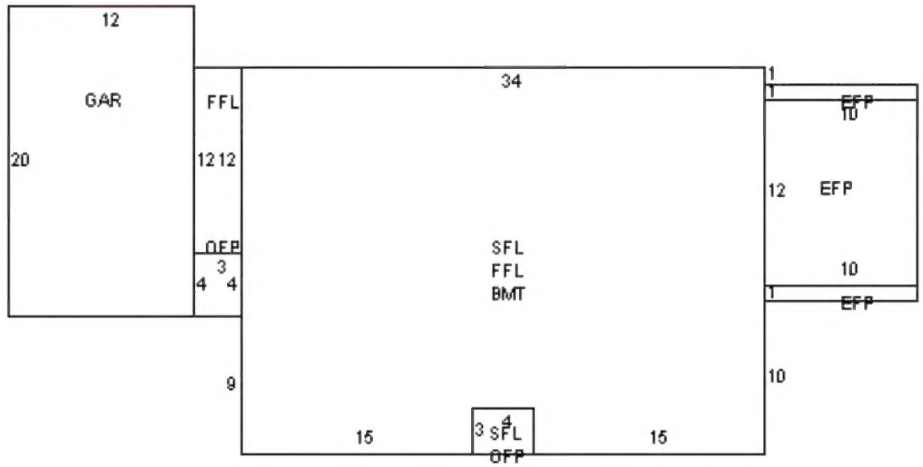
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	166.45
Special Features:	0	Val/Su Net:	106.24
Final Total:	315100	Val/Su SzAd	182.77

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	874	166.450	145,479
SFL	Second Floor	850	166.450	141,484
BMT	Basement	838	62.920	52,726
GAR	Garage	240	25.850	6,203
EFP	Enclos Porch	140	47.460	6,645
OFP	Open Porch	24	44.750	1,074

Net Sketched Area:	2,966			Total:	353,611
Size Ad	1724	Gross Area	2966	FinArea	2059

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 019.0-0003-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1970	0.00	T	39.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	